

**VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of October 18, 2017 REGULAR MEETING**

1. **CALL TO ORDER:**

The meeting of the Sugar Grove Planning Commission / Zoning Board of Appeals (ZBA) was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Village Hall Board Room.

2. **ROLL CALL:**

Planning Commission/ZBA members present:

Chairman Irv Ochsenschlager, Jim Eckert, Becky Sabo, John Guddendorf,
Heidi Lendi, and Gregory Wilson

Absent: Larry Jones

Also present: Walter Magdziarz, Community Development Director
Renee Hanlon, Zoning Administrator

3. **APPROVAL OF MINUTES:**

Commissioner Eckert noted two “spell-check” errors in the minutes. A motion was made by Commissioner Eckert and seconded by Commissioner Sabo to approve the minutes of the August 16, 2017 meeting as corrected. A chorus of “ayes” followed. Motion passed.

4. **NEW BUSINESS:**

Chairman Ochsenschlager announced he wanted to shuffle the agenda items in order to dispense with non-controversial items before opening the scheduled public hearings.

A. Petition 17-020: Final Planned Unit Development
Sugar Grove Center Lot 11
Applicant: TJGM realty, LLC

The Applicant was represented at the meeting by Diane Duncan, Gleason Architects, and she provided a brief summary of the proposed development. The proposed 5,000 square foot building is consistent with the approved preliminary PUD plan for Sugar Grove Center and the applicant is not requesting any variations or departures from the approved PUD plan or the Village Zoning Ordinance. Discussion ensued.

Motion by Commissioner Eckert, seconded by Commissioner Guddendorf, that the Planning Commission recommend to the Village Board approval of Petition No. 17-020

Final Planned Unit Development for Sugar Grove Center Lot 11 subject to the following conditions: That the development of the subject property be in substantial compliance with the following submitted plans: Site Plan prepared by Gleason Architects, dated July 25, 2017; Landscape Plan prepared by Heller & Associates, LLC dated July 27, 2017; Elevation Plan prepared by Gleason Architects, dated May 23, 2017; Sign Plan prepared by Archetype revised July 27, 2017; Site Improvement Plan prepared by Caldwell Engineering, Ltd dated August 12, 2017; Photometric Plan prepared by Cree dated September 26, 2017; and Trash Enclosure Plan prepared by Gleason Architects, dated July 25, 2017.

AYE: J. Eckert, G. Wilson, B. Sabo, H. Lendi, John Guddendorf,
and I. Ochsenschlager
NAY: None
ABSENT: L. Jones

MOTION PASSED.

5. **PUBLIC HEARING:**

A. Petition 17-025: Rezoning from B-1 Community Shopping to SR Senior Residential District and Preliminary Planned Unit Development
Applicant: Bear Development

Chairman Ochsenschlager called the public hearing to order at 7:09 pm. The Applicant and others expected to give testimony were sworn.

The Zoning Administrator provided a brief explanation of the request. The Applicant proposes to construct a 40-unit senior apartment building on property currently zoned B-1 District, needs to rezone it to SR Senior Residential District, and, because the property is more than 4 acres in size requires PUD approval. She added that the Applicant conferred with Village staff prior to making the application and has responded to all concerns by Village staff and the Fire Protection District concerning access and circulation, landscaping, signs, outdoor illumination, and privacy issues. She also added that the proposed use and development is consistent with the recommendations of the Downtown Plan and the Comprehensive Plan. If the rezoning and preliminary PUD plan are approved by the Village Board, the Applicant will need to return to the Planning Commission to obtain final PUD approval prior to commencing construction.

The Applicant was represented by Joe Schwenker, Bear Development and Chris Lavoie, CM Lavoie and Associates.

Mr. Schwenker provided a brief background about Bear Development and explained how his firm came to discover Sugar Grove as a potential location for this senior housing product. He also described the proposed building and features of the units. There will be

an on-site manager and maintenance person. They will be marketing the dwelling units to adults age 62 and over and will record a covenant on the property limiting the use of the building to such adults.

Chairman Ochsenschlager opened the floor to the public for comment.

Julie Eggleston, 242 Cross Court, posed a number of questions to the Applicant, including:

- 1. Concern about traffic flow particularly on Cross Street as it is the only access to the traffic light at IL 47 and the proposed senior building would contribute to traffic volumes on Cross Street, asked if stop signs can be added at Cross and Chelsea Avenue;*
- 2. Inquired whether a 2-story building with a larger foot print had been considered;*
- 3. Asked for clarification about the on-site manager*
- 4. Asked for explanation of the applicant screening process*
- 5. Asked for length of lease and whether sub-leasing was permitted;*
- 6. Inquired about the disposition of the building, relative to age-restricted tenants, if the building cannot be rented in full;*
- 7. Asked for clarification of the residency rules as they relate to family members of seniors;*
- 8. Noted the proximity of the parking to the rear yards of the existing homes on Cross Court and Cross Street;*
- 9. Asked for explanation of the outdoor illumination;*
- 10. Asked for clarification about the nature of the senior adults that are targeted for the occupancy of the building;*
- 11. Asked whether the property will pay real estate taxes.*

The Applicant responded:

- 1. The development will add traffic to Cross Street but at substantially reduced levels than if the property was developed for commercial uses permitted by the current zoning district. As far as off-site traffic control, he stated they would do whatever the Village required.*
- 2. The economies of construction and the recommendations of the market study have determined the configuration of the building.*
- 3. Bear Development will be the management company and provide the on-site maintenance.*
- 4. Potential residents are subject to security and background and credit checks.*
- 5. The lease period is one year. Sub-leasing is not permitted.*
- 6. The building will be deed restricted, meaning it can only be used for age-restricted housing.*
- 7. Family members of seniors living in the building are permitted to live in the building. However, Bear Development discourages it.*

8. *The closes the parking lot is to any adjoining rear yard is 60 feet. In addition to the existing fences in the rear yards, Bear Development will provide berms and additional landscaping to screen the property from view of the neighboring residential lots.*
9. *Will comply with Village requirements.*
10. *The occupants of the building will be independent seniors. The facility will not be assisted living.*
11. *The senior apartment building will pay property taxes like any other development in the Village. It is estimated the annual tax bill will be in excess of \$62,000.*

Bill Keck, 61 Maple Street, noted the proximity of the building to the active BNSF Railroad tracks adjacent the property and inquired how the Applicant planned to mitigate noise from the train.

The Applicant responded:

The building materials used will help to mitigate train noise. The building orientation is expected to help mitigate train noise, as well.

Robert Drey, 162 Arbor Avenue, asked for clarification of the deed restriction referenced by the Applicant, and whether Bear Development currently owned any senior apartment buildings.

The Applicant responded:

The covenant or deed restriction is a fairly common practice for age-restricted development such as this. Bear Development will retain ownership of the building. They currently manage 1,200 units in Wisconsin, Iowa and Illinois.

Jane Pauls, 236 Cross Street, raised concern about the building 3-story height; effect on property values; increase traffic impact on signal timing at Cross and IL 47; sirens from emergency vehicles responding to calls at the building will be disruptive; questioned Bear Development's maintenance practices; and, asked for confirmation that the colors shown on the building elevations will be exactly what is provided when the building is constructed.

Maggie Greifenkamp, 185 Cross Street, asked for information about the construction process and hours of construction.

The Applicant responded:

From start to finish the project will take between 10 and 12 months to complete with most of that time being devoted to completing the interior spaces. Hours of construction are normally 7:00 am to 7:00 pm

Joe Opp, 211 Cross Street, questioned the validity of the conclusions in the traffic study and was of the opinion that traffic generation for the senior apartment building will be greater than anticipated; and felt it inappropriate to drop a “three-story building in the middle of a two-story neighborhood.”

Nick Morehouse, 24 Cross Street, wanted mature landscaping planted along his rear yard.

Denise Garess, 173 Cross Street, stated there is too much traffic on Cross Street, currently, and the proposed senior building will not help. She also characterized the project as “a Holiday Inn dropped in the neighborhood.”

Ricky Grounds, asked if the number of units could be reduced in order to reduce the building height, or if the height could be reduced and footprint can be enlarged.

Jen Morehouse, 24 Cross Street, asked for clarification on the landscaping; expressed concerns about the outdoor illumination.

The Applicant responded:

Detailed information on outdoor illumination and landscaping will be provided with the final development plan.

Chairman Ochsenschlager asked whether there were any additional questions and comments from the public. There being none, Chairman Ochsenschlager closed the public hearing at 8:12 pm.

Chairman Ochsenschlager opened the floor to the Planning Commission for comments and questions.

Commissioner Lendi asked staff to characterize the existing single family neighborhood. Staff responded that the neighborhood is made up of mostly 2 story residential dwellings. She further stated that she would anticipate a safety issue with construction traffic traveling through the established neighborhood. The applicant stated that he would add a construction traffic plan to the final plan set to direct all construction traffic away from the neighborhood.

Commissioner Sabo stated a concern that younger people may be allowed to reside on the property if there is at least one (1) age qualified person in the household. The applicant stated that is an issue that they stay vigilant about, because it hurts their rental market if younger people are residing in the apartments.

Commissioner Gudendorf asked staff to work with the applicant to find an alternative location for the street trees indicated on the site plan due to site distance concerns.

Commissioner Eckert questioned the petitioner about their plans for getting rid of inoperable cars left behind in the parking lot, trash collection system, and future right-of-way plan of Illinois Department of Transportation. The applicant responded that they have never had a problem with inoperable cars, but the maintenance supervisor would take care of any such issue that may arise. He further stated that they would have trash collection as often as necessary to keep the property clean. Lastly, the applicant stated that they knew of no plans for future right-of-way acquisition. Director Magdziarz added that IDOT will most likely take additional right-of-way; however, IDOT has no immediate plans for such acquisition.

A motion was made by Commissioner Eckert and seconded by Commissioner Sabo to recommend the Village Board approve Petition #17-025 Rezoning from B-1 Community Shopping to SR Senior Residential District and Preliminary Planned Unit Development for Chelsea Senior Commons, subject to the following conditions: That the Final Planned Unit Development Plan be approved in substantial compliance with the following submitted plans: Proposed Site Improvements for Sugar Grove Senior Commons by CM Lavoie & Associates, dated September 12, 2017, revised to reflect building name change, photometric requirements of Zoning Ordinance, and additional plant materials added to Landscape Plan, Exterior Elevations Plan by Knothe Bruce Architects, dated September 15, 2017 revised to specify building materials and colors, architectural shingles, sign material colors and material specifications, and verification of building height and Final Plans include a Construction Traffic Plan that prohibits construction traffic on Cross Street

AYE: J. Eckert, B. Sabo, G. Wilson, H. Lendi, John Guddendorf,
and I. Ochsenschlager
NAY: None
ABSENT: L. Jones

MOTION PASSED.

6. **OLD BUSINESS**
None

7. **NEW BUSINESS**
None

8. **PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and MISCELLANEOUS INFORMATION**

Next meeting will be in November 1, 2017.

9. **ADJOURNMENT**

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,
Walter Magdziarz
Recording Secretary